

## SECTION 5 MIXED USE DISTRICT (MU)

### 5.1 Purpose.

This chapter establishes the Mixed Use Sub-District and standards specifically applicable within the Sub-District. The purpose of the MU district is to allow Residential and non-Residential uses, along with Agricultural uses. The Mixed Use District recognizes the Rainbow Subdivision, an area that has historically developed with a blend of Residential and non-Residential uses, as well as new areas which are suitable for a mix of Residential and non-Residential.

### 5.2 Uses Allowed By Right.

Uses allowed by right in the MU Zoning Sub-District are listed below. With the exception of Agriculture and Agriculture-related Structures, any new construction associated with Principal Uses requires an administrative land use permit from the Planning Department prior to any construction. See Section 2.3 for the permitting process.

Use	Comments
All uses allowed by right in the RR/A District	
Arts and Entertainment Center	
Bed and Breakfast Inns	
Boarding Houses	
Campgrounds	
Community Centers	
Condominiums	
Day Care	Includes Family, Group, and Center
Emergency Services	
Financial Institutions and Services	
Health and Exercise Services	
Home-Based Businesses and Home Occupations	
Laboratory and Research Facilities	
Lodges and Clubs	
medical and dental clinics	
museums	
Offices	
Public/Quasi-Public Uses	
Repair, Light Goods	
Residential	Residential uses exceeding four-plex Units
Restaurants	
Retail	

Services, Personal and Business	
Special Events Facilities	
Veterinary Clinics	Does not include animal kennel operations
Warehousing	Includes self-storage and outdoor RV/boats/trailers not for sale

### 5.3 Conditional Uses.

Conditional uses allowed in the MU Zoning District are listed below and will require a CUP pursuant to Section 2.4 prior to commencement.

Use	Comments
Amusement and Recreation Facilities	
Asphalt/Concrete Mixing Plants	
Bars/Gambling Establishment	
Building Height Exceeding Section 5. 5	
Car washes	
Communication Towers	
Essential Services, Type II	
Extended Care (Nursing and Residential Care)	
Fireworks Stands	
golf courses and country clubs	
Hotels and Motels	Including extended-stay lodging
Junk and Salvage Yards	
Manufacturing, Light	
non-conforming uses - expansion	
Opencut Operations (AKA Gravel Mine)	
Repair	
Retail, Large Scale	

### 5.4 Required Property Line Setbacks.

5.4.1 Setbacks. There are no minimum property line setbacks. Property line setbacks are controlled by the Landscape Buffers described in Section 9.2.5.

5.4.2 Exceptions: When a Lot owner owns multiple Lots, Landscape Buffers for the common interior property line do not apply and Lot owners may build across Lot lines. Landscaped buffers apply on the outer Lot lines.

### 5.5 Building Height.

Unless otherwise excepted by Section 5.5.1 or allowed pursuant to a CUP, the height of all new Structures shall be limited to 60 feet as measured from the lowest point of the

finished grade to the highest structural point of the roof. A building height of greater than 60 feet requires a CUP.

- 5.5.1 Exemptions. The construction of a new Agricultural Structure or the addition to an existing Agricultural Structure is not subject to the requirements of Section 5.5.

**5.6 Density.** There are no density requirements.

**5.7 Additional Standards.**

- 5.7.1 Location of Uses. Development within the Mixed Use District shall be designed to locate higher-intensity uses within the 1/8 mile from the right-of-way of the nearest arterial road; lower intensity uses, such as Residential or light commercial, shall be designed to locate beyond 1/8 of a mile from the nearest arterial.

- 5.7.2 Mixing of Residential and Commercial. Residential and Commercial uses may be mixed in the same building.

- 5.7.3 Development Standards. Refer to Section 9 for Development Standards

- 5.7.4 Boundary. In certain areas of the Four Corners Zoning District, the MU Sub-District does not correspond to property boundaries or section lines. In those areas, the boundary shall be measured as follows:

A. **T2S R5E Sections 13 and 24:** The MU Sub-District boundary shall be measured 1/4 of a mile from the right-of-way of State Highway 191;

- 5.7.5 Landowners are reminded that other federal, state, and local approvals may be required, including but not limited to approval for sanitation and water supply facilities, demonstration of adequate water rights, access or system impact approvals from Gallatin County and/or the Montana Department of Transportation, compliance with covenants, or any other federal, state, or local approvals required by law.